



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 19, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#48 APRIL 19, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**GRANT OF EASEMENT
FROM THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY,
TO THE CITY OF PALMDALE
TIERRA SUBIDA AVENUE
IN THE CITY OF PALMDALE
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action will allow the Los Angeles County Waterworks District No. 40, Antelope Valley, to grant public street and slope easements to the City of Palmdale along Tierra Subida Avenue in the City of Palmdale.

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY:

1. Find the proposed easements for public street and slope purposes over and along the Los Angeles County Waterworks District No. 40 Antelope Valley's land will not interfere with the Los Angeles County Waterworks District No. 40 Antelope Valley's present and future use.
2. Approve the Road Deed document for public street and slope purposes from the Los Angeles County Waterworks District No. 40, Antelope Valley, to the City of Palmdale for \$27,140.
3. Instruct the Mayor, Board of Supervisors of the Los Angeles County Waterworks District No. 40, Antelope Valley, to sign the Road Deed document and authorize delivery to the City of Palmdale.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from your Board, acting as the governing body of the Los Angeles County Waterworks District No. 40, Antelope Valley (District), to grant an easement from the District to the City of Palmdale (City) for public street and slope purposes along Tierra Subida Avenue in the City of Palmdale. The City requested the easement as a part of its Tierra Subida Avenue Road Improvement project.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3). The revenue received from this transaction will help promote fiscal responsibility for the operation and maintenance of District facilities. This transaction allows for the implementation of the City's transportation element of its General Plan, thereby improving the quality of life for residents of the County of Los Angeles (County).

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The City paid a total of \$27,140 for the easements, which represents the fair market value. This amount has been deposited into the Waterworks District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 5, 2010, Agenda Item No. 42, your Board approved a tri-party Agreement (No. 77306), by and between the County, the City, and the District, whereby each party will be responsible for certain tasks, including the execution and delivery of all documents necessary to fulfill the provisions of the Agreement, with respect to the City's Tierra Subida Avenue Road Improvement project.

The grant of easement is not considered adverse to the District's ownership of the land.

The authority for the granting of an easement for a County Waterworks District organized under Division 16 of the Statutes of the State of California Water Code is cited in the California Water Code, Section 55371.5, which reads in part, "If the board determines that the property is needed for the uses of another public agency with a service area or jurisdictional boundary that overlaps the district, the property, or an interest in the property, may be sold, to that (other) public agency at its reasonable market value without notice."

County Counsel approved the Road Deed document as to form, and the document will be recorded.

ENVIRONMENTAL DOCUMENTATION

On June 15, 2010, Agenda Item No. 42, your Board adopted the environmental document for this project. The Mitigated Negative Declaration found that the City's project will not have a significant effect on the environment in accordance with the provisions of the California Environmental Quality Act.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This action allows for the use of the District's real property without interfering with the primary mission of the District.

CONCLUSION

Please return one adopted copy of this letter and the executed original Road Deed document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid, with the first name "Gail" and last name "Farber" clearly legible.

GAIL FARBER
Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

City of Palmdale
38300 Sierra Highway
Palmdale, CA 93550-4798

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO
SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION
27383 OF THE GOVERNMENT CODE.

Assessor's Identification Number:
3004-003-904 (Portion)

ROAD D E E D

For a valuable consideration, receipt of which is hereby acknowledged, LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, a governmental agency, does hereby grant to the CITY OF PALMDALE, a municipal corporation (hereinafter referred to as CITY), easements for public street purposes in, on, over, and across all that real property in the City of Palmdale, County of Los Angeles, State of California, described as Part A and Part B in Exhibit A, and shown and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Together with slope easements for, and the right to construct, maintain, operate, and use, cuts and/or fills and appurtenant structures in, on, over, and across all that real property in the City of Palmdale, County of Los Angeles, State of California, described as Part C and Part D in Exhibit A, and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

The easements for slope purposes being granted herein shall include the right to enter upon and to pass and repass over and along said easements and rights of way and to deposit tools, implements, and other materials thereon by said CITY, its officers, agents, and employees, and by persons under contract with it and their employees, whenever and wherever necessary, for the purposes above set forth.

Dated 4-19-11

LOS ANGELES COUNTY WATERWORKS
DISTRICT NO. 40, ANTELOPE VALLEY,
a governmental agency

(COUNTY SEAL)



By Mike Antonovich
Mayor, Board of Supervisors of the
County of Los Angeles, as the governing body
of said Waterworks District

ATTEST: SACHIA A. HAMAI
EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

TIERRA SUBIDA AVENUE (WWD#40 to PALMDALE)
(File: WWD NO. 34-TIERRA SUBIDA TANK SITE 1)
S.D. 5 Y540962
Project ID: MPR0000323

KR:bw
P:CONF:RDTIERRAA.DOC 111710

By Benjamin Javala, Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Mayor of the Board on all papers, documents, or instruments requiring the Mayor's signature.

The undersigned hereby certifies that on this 19th day of April, 20 11, the facsimile signature of MIKE ANTONOVICH, Mayor of the Board of Supervisors of the COUNTY OF LOS ANGELES, as the governing body of Los Angeles County Waterworks District No. 40, Antelope Valley, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Mayor of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(COUNTY-SEAL)

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By Benjamin Zavala
Deputy

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN
County Counsel

By Rosvinda Ryz
Deputy

APPROVED as to title and execution,
_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the real property interests conveyed to the City of Palmdale, a governmental agency and executed by Los Angeles County Waterworks District No. 40, Antelope Valley, a governmental agency as Grantor(s) is hereby accepted, and that the Grantee consents to the recordation of said deed by it's duly authorized officer under authority of Resolution No. _____ adopted by the City Council of the City of Palmdale on _____, _____, _____.

By: _____

Dated: _____

EXHIBIT "A"

PART A (Easement for Road Purposes)

That portion of that certain parcel of land in the northwest quarter of the southwest quarter of Section 27, Township 6 North, Range 12 West, S.B.M., described as PARCEL NO. 1-1EX in a deed to the LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, recorded on March 11, 2004, as Document No. 04-0588602, of Official Records, in the office of the Registrar-Recorder/County Clerk of said county, within a strip of land (14) Fourteen feet wide, the easterly and northeasterly line of said strip is described as follows:

Beginning at the intersection of the north line of said northwest quarter and the westerly sideline of Tierra Subida Avenue, 100 feet wide, as described in a deed to said county, recorded in Book D2566, page 961, of said Official Records; thence southerly and southeasterly along the westerly and southwesterly sideline of said Tierra Subida Avenue to that certain course described as having a bearing and a length of North 51°29'18" East 179.50 feet in the generally northeasterly boundary of said PARCEL NO. 1-1EX.

The westerly line of the above described (14) fourteen foot wide strip of land shall be prolonged northerly so as to terminate at said north line of the northwest quarter and shall terminate southerly at said certain course having a bearing and length of North 51°29'18" East 179.50 feet.

CONTAINS 10711 +/- SQ. FEET

A.P.N. 3004-003-904

PART B (Easement for Road Purposes)

That portion of the above mentioned certain parcel of land described as PARCEL NO. 1-1EX in the above mentioned northwest quarter of the southwest quarter of Section 27, within a strip of land (14) Fourteen feet wide, the northeasterly line of said strip is described as follows:

Beginning at the intersection of the south line of the above mentioned northwest quarter and the southwesterly sideline of the above mentioned Tierra Subida Avenue; thence northwesterly along said southwesterly sideline to that certain course described as having a bearing and a length of South 66°48'05" West 39.03 feet in the generally northeasterly boundary of said PARCEL NO. 1-1EX.

The southwesterly line of the above described (14) fourteen foot wide strip of land shall be prolonged northwesterly so as to terminate at said certain course having a bearing and length of South 66°48'05" West 39.03 feet and shortened southeasterly so as to terminate at said south line.

CONTAINS 4600 +/- SQ. FEET

A.P.N. 3004-003-904

PART C (Easement for Slope Purposes)

That portion of the above mentioned certain parcel of land described as PARCEL NO. 1-1EX in the above mentioned northwest quarter of the southwest quarter of Section 27, within the following described boundaries:

Beginning at the northwest corner of the above mentioned northwest quarter; thence South 0°33'15" East along the west line of said northwest quarter, a distance of 19.43 feet; thence leaving said west line South 16°09'48" East, a distance of 132.91 feet; thence South 24°09'05" East 174.83 feet; thence South 65°44'25" West 17.13 feet; thence South 31°55'43" East 464.20 feet to the above mentioned certain course having a bearing and length of North 51°29'18" East 179.50 feet in the generally northeasterly boundary of said PARCEL NO. 1-1EX; thence northeasterly along said last mentioned certain course to the southwesterly line of the (14) fourteen foot wide strip of land in the above described PART A; thence northwesterly and northerly along the southwesterly and westerly lines of said last mentioned (14) fourteen foot wide strip of land to the north line of said northwest quarter; thence westerly along said north line to the point of beginning.

CONTAINS 26878 +/- SQ. FEET

A.P.N. 3004-003-904

PART D (Easement for Slope Purposes)

That portion of the above mentioned certain parcel of land described as PARCEL NO. 1-1EX in the above mentioned northwest quarter of the southwest quarter of Section 27, within the following described boundaries:

Beginning at the southeasterly terminus of that certain course described as having a bearing and a length of North 68°34'08" West 114.95 feet in the generally northeasterly boundary of said PARCEL NO. 1-1EX; thence South 02°33'02" East 141.58 feet; Thence South 55°47'24" East 184.00 feet to the above mentioned south line of the

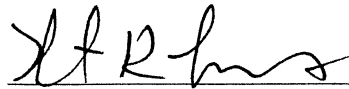
EXHIBIT A

northwest quarter; thence easterly along said south line, a distance of 66.40 feet to the southwesterly line of a (14) fourteen foot wide strip of land in the above described PART B; thence northwesterly along said last mentioned southwesterly line to that certain course having a bearing and length of South 66°48'05" West 39.03 feet in the generally northeasterly boundary of said PARCEL NO. 1-1EX; thence southwesterly along said last mentioned certain course to the point of beginning.

CONTAINS 22430 +/- SQ. FEET

A.P.N. 3004-003-904

PREPARED BY OR UNDER THE
DIRECT SUPERVISION OF:

 8/11/10

Kenton R. Maevers Date

P.L.S. 7850
Expires 12-31-10

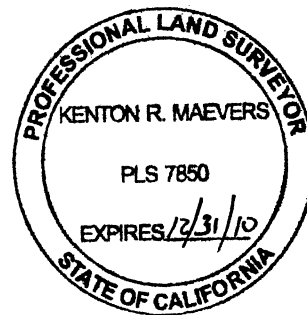


EXHIBIT A

NORTH LINE OF THE
N/W 1/4 OF THE S/W 1/4

N89°46'36"E
35.66'

WEST 1/4 CORNER

SEC 27, T6N, R12W, S8M.

WEST LINE OF THE N/W 1/4 OF THE S/W 1/4
(1344.11')
S00°33'15"E

PART "A"

PART "C"

C/L TIERRA SUBIDA RD.
R=2000 BK D=566 PE 561 DLR

APN-3004-003-904
(PARCEL NO. 1-1EX)

APN 3004-003-905

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANG.
C1	2050'	21°15'05"	760.36'	384.60'
C2	2064'	21°22'13"	769.83'	389.44'

822.76'

N89°45'10"E (906.99')

SOUTH LINE OF THE N/W 1/4 OF THE S/W 1/4



EXHIBIT "B"

LINE DATA

LINE	BEARING	LENGTH
L1	N89°46'36"E	14.62'
L2	S51°29'18"W	14.00'
L3	S66°48'05"W	14.52'
L4	N89°45'10"E	17.83'
L5	S00°33'15"E	19.43'
L6	S16°09'48"E	132.91'
L7	S24°09'05"E	174.83'
L8	S65°44'25"W	17.13'
L9	S31°55'43"E	464.20'
L10	N51°29'18"E	47.07'
L11	S89°46'36"W	14.62'
L12	S02°33'02"E	141.58'
L13	S55°47'24"E	184.00'
L14	N89°45'10"E	66.40'
L15	S66°48'05"W	24.51'

RECORD DISTANCES ARE
SHOWN IN ().



N.T.S.

PART "B"

PART "D"